

OL

CITY COUNCIL  
ATLANTA, GEORGIA

04 ○ 2274

AN ORDINANCE  
BY COUNCILMEMBER

*Felicia A. Moore*  
FELICIA A. MOORE

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF ATLANTA AND THE MAPS ESTABLISHED IN CONNECTION THEREWITH BE CHANGED SO THAT THE FOLLOWING PROPERTY BOUNDED BY PETERS STREET TO THE SOUTH, HOLLYWOOD ROAD AND HIGHTOWER ROAD TO THE EAST, PROPERTIES FRONTED BY MANGO CIRCLE AND PROCTOR DRIVE TO THE NORTH, AND PROPERTIES FRONTED BY NORTHWEST DRIVE TO THE SOUTH AND WEST, BE CHANGED FROM R-5 (TWO FAMILY RESIDENTIAL) ZONING CLASSIFICATION TO R-4A (SINGLE-FAMILY RESIDENTIAL) CLASSIFICATION (COUNCIL DISTRICT 9, NPU-G), AND FOR OTHER PURPOSES.**

**WHEREAS**, many of the undeveloped R-5 parcels are located in neighborhoods which are predominately single-family; and

**WHEREAS**, the residents of Neighborhood Planning Unit G which is partially located in Council District 9 have expressed concern over the effects of the construction of new duplexes in single family neighborhoods; and

**WHEREAS**, it is the best interest of the health safety and welfare of the citizens of the City of Atlanta that all reasonable efforts be made to encourage and support the preservation and development of single family neighborhoods, and

**BE IT ORDAINED THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA**, as follows:

**SECTION 1.** That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property bounded by **Peters Street to the south, Hollywood Road and Hightower Road to the east, properties fronted by Mango Circle and Proctor Drive to the north, and properties fronted by Northwest Drive to the south and west**, be changed from **R-5 (Two-Family Residential)** zoning classification to **R-4A (Single-Family Residential)** classification to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots **250, 258** of the **17<sup>th</sup>** District, **Fulton** County, Georgia, being more particularly described by the attached map (Exhibit A).

**SECTION 2.** If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the Suffix "C" after the district designation in Section 1 above,

the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

**SECTION 3.** That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

**SECTION 4.** That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

